



**Wheatley Road, Norwich, NR2 3UQ**



**welcome to**

**Wheatley Road, Norwich**

\*\*\* THIS THREE BEDROOM SEMI-DETACHED HOUSE is situated just off Dereham Road, opposite The Willows and on the fringe of Norwich city centre this home would make ideal as a family home or buy to let investment. The property lends itself nicely for further extension (subject to planning consent)!! \*\*\*



### **Entrsnce Porch**

Door into entrance hall:-

### **Entrance Hall**

Stairs to first floor and tiled flooring.

### **Lounge/ Dining Room**

20' x 12' 8" ( 6.10m x 3.86m )

Double aspect with windows to front & double doors to rear garden, feature fireplace and base level storage cupboard.

### **Kitchen/ Breakfast Room**

15' 1" x 8' 9" ( 4.60m x 2.67m )

Fully fitted comprehensive range of wall & floor units, rolled top work surfaces, fitted upstands, fitted electric hob with stainless steel extractor over, built in electric oven, plumbing for washing machine, stainless steel sink unit and window to front aspect.

### **Rear Lobby**

Understairs storage cupboard, tiled floor and door through to conservatory:-

### **Conservatory**

10' 1" x 9' 11" ( 3.07m x 3.02m )

Windows and doors to rear garden.

### **First Floor Landing**

Window to rear aspect, walk in cupboard (formally a wc which could be reinstated).

### **Bedroom One**

12' 5" x 11' 4" ( 3.78m x 3.45m )

Window to front aspect and built in wardrobe.

### **Bedroom Two**

12' 2" x 8' 10" ( 3.71m x 2.69m )

Window to front aspect, radiator and airing cupboard housing the boiler for heating & hot water.

### **Bedroom Three**

9' 6" x 8' 6" ( 2.90m x 2.59m )

Window to rear aspect.

### **Shower Room**

Walk in shower cubicle with inset mains fed shower, wash hand basin, wc, extractor fan, tiled splashbacks and window to side aspect.

### **Exterior**

The property is sat on a superb sized plot with a large low maintenance side garden, this lends itself for numerous vehicles as well as a potential to extend (subject to planning consent). there is also an external brick shed and wc. To the rear, the garden is secluded enclosed by fencing with shrub beds & borders.



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## **Wheatley Road, Norwich**

- Stunning location close to the UEA, Hospital & Research Park
- Huge corner plot with ample side & rear garden with space for extension
- Ample off-road parking
- NO ONWARD CHAIN
- 1950's built

Tenure: Freehold EPC Rating: D

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR141479 - 0003

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**william h brown**



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**